

# MINUTES

## MONROVIA DEVELOPMENT REVIEW COMMITTEE

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Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, July 20, 2016

### Convene

Craig Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, July 20, 2016, at 2:04 p.m. in the City Council Chambers.

### In Attendance

Community Development, Craig Jimenez

Police, Nels Ortlund

Fire, Brad Dover

Public Works, Sean Sullivan

### Approval of Minutes

Committee Member Dover moved to approve the meeting minutes for the meeting of July 6, 2016, seconded by Committee Member Sullivan. The motion unanimously carried.

### PUBLIC HEARINGS

**PMT2016-01024      Minor Conditional Use Permit, 1900 Walker Avenue, Hope Unlimited Church – Justin Spina, applicant**

**Request:** Allow a religious assembly use to locate within an existing 27,277 square foot industrial building in the Manufacturing (M) zone. The project also includes an exterior façade renovation. Determine that the project is Categorically Exempt (Class 32) pursuant to the California Environmental Quality Act (CEQA).

**Decision: Approved with conditions.**

**PMT2016-01023      Minor Exception; 734 East Palm Avenue, Beilin Yu, applicant**

**Request:** Applicant is requesting a Minor Exception from MMC §17.24.050 for the construction of a new residential patio that would encroach 7' into the minimum required vehicle back-up distance from the garage. MMC §17.24.050 requires a minimum vehicle back-up distance of 25 feet of unobstructed space. The subject property is developed with an existing patio cover that currently encroaches approximately 13' into the required back-up area. The placement of the new patio would improve the existing nonconforming vehicle back-up area by reducing the existing patio encroachment into the required 25' back-up distance. This property is located in RL (Residential Low Density) zone. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

**Decision: Approved with conditions.**

**PMT2016-01025      Minor Exception; 1222 South Alta Vista Avenue, Michael Parsons, applicant**

**Request:** Applicant is requesting a minor exception from Monrovia Municipal Code Section 17.12.030 to allow a fence to exceed the maximum fence height (ranging from 6'-10" to 9' in lieu of the required 6' maximum) along the south property line. This property is in the RH (Residential High Density) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Decision: Approve as presented.**

## **ADMINISTRATIVE REPORTS**

**PMT2016-01036          Advisory Review; 415 South Myrtle Avenue Unit B & C, Judy Wong, applicant**

**Request:** Advisory review for a Conditional Use Permit for the operation of a café and indoor children's play area within a two-story 1,600 square foot commercial tenant space. This property is located in the HCD (Historic Commercial Downtown) zone.

Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Decision: Recommended approval to the Planning Commission with Draft Conditions of Approval.**

## **REPORTS FROM STAFF**

None

## **ADJOURNMENT**

**2:42 p.m.**